

Minutes of the Planning Commission meeting held on Thursday, January 15, 2009, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Karen Daniels, Vice-Chair
Sheri Van Bibber
Jim Harland
Jeff Evans
Tim Tingey, Community & Economic Development Director
Chad Wilkinson, Community Development Planner
G.L. Critchfield, Deputy City Attorney
Citizens

Absent: Tim Taylor
Kurtis Aoki
Ray Black

The Staff Review meeting was held from 6:00 to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording of this is available at the Murray City Community and Economic Development Department.

Karen Daniels opened the meeting. She advised the citizens that the agenda item for La Europa Academy had been withdrawn.

APPROVAL OF MINUTES

Sheri Van Bibber made a motion to approve the minutes from November 20, 2008, December 4, 2008 and December 18, 2008. Seconded by Jeff Evans.

A voice vote was made. The minutes were approved unanimously, 4-0.

APPROVAL OF FINDINGS OF FACT

Jim Harland made a motion to approve the Finding of Fact related to a Conditional Use Permit for Furst Construction, located at 930 East 6600 South, and also the preliminary and final subdivision approval for Utah Power Credit Union at 957 East 6600 South. Seconded by Jeff Evans.

A voice vote was made. The Findings of Fact were approved unanimously, 4-0.

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

380 PLAZA – 5922 Stratler Street

Michael Proctor was the applicant present to represent this request. Chad Wilkinson reviewed the location and request for a Conditional Use Permit. The zoning of the property is M-G-C. The proposal is for approximately 6000 square feet of office and warehouse space. The property is accessed from Stratler, and there is a buffer landscaping strip along the southern property line as required by code. The building is

located on the north of the property. The elevations of the proposed structure were reviewed. The plans indicate three separate garage doors that would accommodate three separate office/warehouse spaces. The plan shows 88 parking stalls, but the dimensions are not exact so those need to be revised at the time of building permit. Staff is recommending approval.

Michael Proctor, 6336 Shady Grove Circle, Murray, confirmed that he has received a copy of the conditions and will not have any problem complying. He stated that Stratler Street is old and that this project would be an improvement to the area.

Karen Daniels asked if there were any tenants right now. Mr. Proctor responded that he's currently working on that with a realtor.

There were no public comments related to this item.

Jeff Evans made a motion to approve a Conditional Use Permit for 380 Plaza, located at 5922 South Stratler Street, subject to the following conditions:

1. The project shall meet all applicable building code standards. The Building Official noted approval and will require the applicant to provide a soils report from a geo-technical engineer at time of plan submittal to the Building Department. The applicant will need to provide stamped and sealed architectural, structural, mechanical, plumbing and electrical plans from appropriate design professionals and provide code analysis.
2. Meet the requirements of the City engineer. The drive approach is shown as a radius drive but will need to be changed to a straight approach. Sumps will need to be registered with the state. Any damaged curb, gutter and sidewalk will need to be installed or replaced prior to occupancy. A formal drainage plan is required. A Storm Water Pollution Prevention Plan is required on sites less than one acre.
3. A formal landscaping plan meeting the requirements of Chapter 17.68 of the Murray Municipal Code shall be submitted and approved by the Murray City Forester and installed as approved prior to occupancy.
4. The project shall meet all Murray Power and Fire Department codes and requirements.
5. All of the parking stalls shall be paved and striped to meet parking and ADA regulations including one van accessible stall with signage posted.
6. The trash container shall be screened as required by Section 17.76.170.
7. Meet all Water and Sewer Department requirements and as noted in the department review comments as stated previously.
8. All fencing to be installed to meet compliance to fence regulations.

Seconded by Sheri Van Bibber.

Call vote recorded by Tim Tingey.

A Mr. Evans
A Ms. Van Bibber
A Ms. Daniels
A Mr. Harland

Motion passed, 4-0.

ELECTION OF OFFICERS FOR 2009

Karen Daniels asked if this item should take place at the current meeting or if it should wait until more members of the Commission are present.

Jeff Evans made a motion to postpone the election of officers to a date that there are at least six planning commission members present.

Seconded by Sheri Van Bibber.

A voice vote was made. The motion was approved unanimously, 4-0.

MIXED-USE DISCUSSION

Chad Wilkinson made a presentation to the commission on updated map changes since the previous meeting. An area to the west of I-15 corresponds to the general plan for an area that's currently zoned mixed-use. Staff is proposing that this area be included in the M-G transitional area. This would allow people to come in for mixed-use zone changes and also allow interim standards to be applied to ensure that any development taking place would be compatible with future mixed-use zoning.

There have been some opportunities presented by UTA for possible future bus rapid transit that would be along 4800 South, connect to 5th West and then to 4500 South to the north. There is also an option that would take the route down Vine and up 5th West. Staff wants to advocate for the route to go through the mixed-use zone and provide east-west connection.

Mr. Wilkinson noted an area that is within the mixed-use zone but also in the Smelter Site Overlay District, which is an area that has some environmental constraints. One of the restrictions is that there is no residential development allowed. The Code is written specific to commercial zoning, so staff would still recommend rezoning the area to mixed-use so that there's not a small industrial zone right in the center of the mixed-use zone. However, it should be proposed that a text amendment clarify that no residential uses are allowed in the Smelter Site Overlay District, regardless of the underlying zone. This would affect a small portion of the property.

Jeff Evans asked why there is no residential allowed in that area. Chad Wilkinson responded that the restriction relates to environmental issues. The soil types are not compatible with residential uses.

Karen Daniels proposed that this issue should be put in the Journal in order to encourage public input.

In viewing the map updates, Jeff Evans stated that the area to the west looks out of place in relation to the rest of the zone. He recommended moving the area further south and having Murray Boulevard as the western boundary all the way to 5400 South. He sees potential redevelopment of some of the business parks in that area if there is a zone change.

Jim Harland asked about the connection between the east and west. Chad Wilkinson responded that Vine Street is an option, and 4800 South with possible new UTA connections. There is also a potential pedestrian path along Little Cottonwood Creek.

Tim Tingey stated that there is a concern about expanding the west side area to 5300 South. When considering mixed-use, it should be an area that encourages pedestrian oriented design, protecting public health, safety and welfare. That corridor is going to be difficult to maintain as pedestrian oriented because it is dominated by the I-15 off ramp, and 5300 South is an automobile connection. A majority of that area is C-D-C oriented development, and it may not be wise to have a mixed-use area that large. Sheri Van Bibber stated that she thought the whole area was supposed to have been mixed-use originally.

Tim Tingey stated that he'd like to look at the land uses in more detail because he wouldn't want the whole area to be non-conforming. There are some hotels and other larger scale commercial development. Jeff Evans stated that the area to the east has much more walkability. He wants to encourage development on both sides of the I-15 corridor and increase connectivity.

Tim Tingey explained that the project will be initiated in the core area, which will be rezoned, and as the general plan develops other transitional areas will be considered.

Jeff Evans stated that a UTA route along 5400 South is more viable to accomplish connectivity in Murray. Murray has the most freeway exits and TRAX exits than any other city except for downtown Salt Lake City. With the right vision the I-15 barrier can be more of an asset.

Tim Tingey explained that the project will start with mixed-use in the core area and as the success of that area is evaluated other areas will be considered. The current proposal is intended to start the project in the core area. During recent meetings with UTA the discussions surrounding the BRT system indicated the routes would go either to the north or through the mixed-use core area.

Jeff Evans suggested another route further south, near the Winchester area, due to the future TRAX route intended to head toward West Jordan and South Jordan.

Chad Wilkinson stated that there is potential for this area but a lot of construction needs to be completed before the realignment is done. As for the BRT system, UTA isn't looking at any other areas except along 4500 South or 4800 South, and Vine Street to 500 West to 4500 South. There must be uses to support the BRT. One benefit about these routes is the connection to Salt Lake Community College. The connection between the TRAX and Frontrunner hub near the hospital is going to create a number of people converging on Murray in that area and 5300 South may be appropriate in the future. Sheri Van Bibber stated that there is a similar BRT system in Denver.

Jeff Evans suggested a future meeting discussion about UTA plans and criteria would be beneficial. Tim Tingey explained that UTA has been working on a study in conjunction with Taylorsville City and Murray City. Mr. Tingey is a member of the steering committee and some Council members are part of the policy committee. The study identified four alternatives. Two alternatives ran from Salt Lake Community College along 4500 South and up to Fireclay and other areas. Both of these alternatives were eliminated due to issues relating to the I-15 corridor. One of the remaining alternatives is the one currently being discussed, which would run through the core of the mixed-use area, and the other goes from Salt Lake Community College to 3900 South TRAX, never entering Murray.

Jim Harland asked for the proposed time frame on the mixed-use process. Chad Wilkinson responded that there is a preliminary schedule, and there have been some mailings compiled for an open house stakeholder meeting on February 24th. The next step would be a hearing before the Planning Commission in March regarding the zone change. That would include a text amendment for the Smelter Site issue. It would then go before the City Council in March or April. There will be an open house for some text amendments that go along with the mixed-use, and some proposed changes for the current mixed-use zoning in order to make it more compatible with mixed-use development practices. The next step would be to adopt transitional zones along with some new text for those zones.

Chad Wilkinson summarized what was discussed regarding the current mixed-use zone during the last meeting. There was a discussion about the percentage of retail versus residential space in the mixed-use zone and live/work spaces. The plan is to start development in the core area and evaluate the success of that development before expanding to other sections, such as the west side of I-15.

Sheri Van Bibber asked that Commission members be included in future meetings, such as with UTA, in order to obtain additional information. Jim Harland requested an e-mail notice of the open house on February 24th.

The Commission directed staff to move forward with this project.

Jeff Evans thanked Tim Tingey for making a presentation to the Murray Rotary Club during the past week, and commended his presentation.

Meeting adjourned.

B. Tim Tingey
Director of Community & Economic Development